



# ABOUT THE OPPORTUNITY



## WHY INVEST?

### Significant refurbishment planned

A complete transformation will turn the Plough & Farrow into an up-market premium local pub. Inside, the pub will be redecorated which will include new lighting, new furniture and new bric-a-brac. We will also be upgrading the trade kitchen and refurbishing the ladies toilets and make repairs to the gents. The main entrance will be enhanced with clear zones for drinking and dining, while internal alterations will improve links between these two areas. The addition of new fireplaces, feature floors and walls with new bar backfitting adding to the pub's new aesthetic.

The main patio and smoking area will be enhanced with new furniture and a full redecoration. In addition, a new secret garden will be created off the dining area as an extension to this space. We will also install new signage and lighting. These works will give the pub a much more premium feel and will enable the new licensee to offer a fantastic space throughout the year.

### Prominent location

The Plough & Harrow is located in the popular Tamworth suburb of Fazeley, close to the popular Drayton Manor Theme Park. Fazeley has grown over time to a popular, affluent area on the edge of Tamworth. The pub is only five minutes from Drayton Manor, which attracts some 1.5 million visitors a year. It's a densely populated area with over 7,500 people living within a 20-minute walk of the pub. In this area is a healthy level of competition and there is a gap in the market for a premium local.

### Serious potential

The planned refurbishment to the Plough & Harrow will allow a new operator to build a reputation as THE best destination pub in the area. The quality of the surroundings, a wealth of visitors to the area, 106 internal and 172 external covers will make this pub stand out well above the competition. All we are looking for is the right operator that understands the intricacies of delivering a quality food and drink offer....

**SO, COULD THAT BE YOU?**

# ABOUT THE OPPORTUNITY

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## TARGET CUSTOMERS

The newly refurbished Plough & Harrow will appeal to:

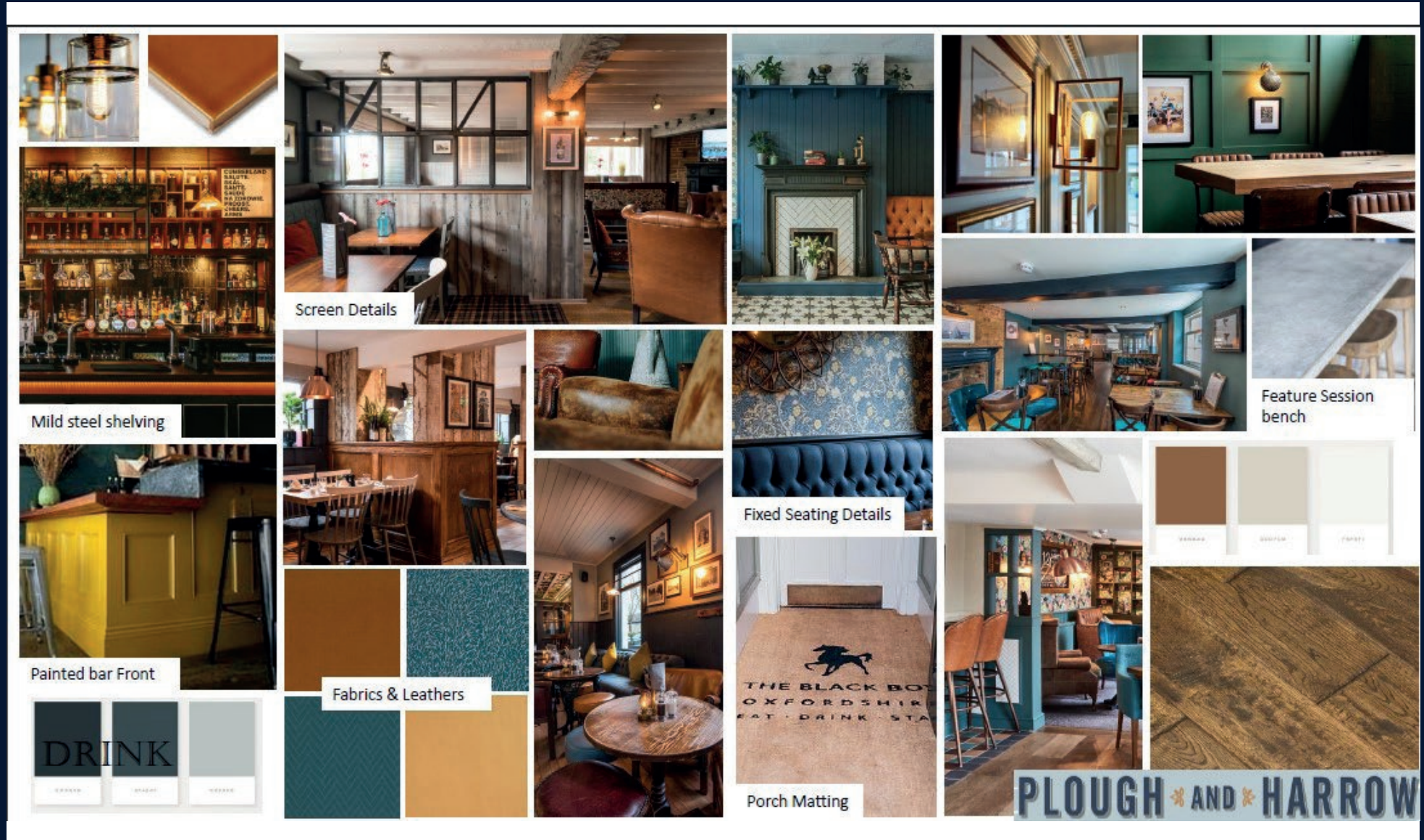
- Local residents, Couples and groups of friends
- Visitors to the area looking for accommodation or a quality venue for food &/or drink
- Diners and families during the week

## OFFER

When refurbished, the Plough & Harrow will offer:

- A range of drinks including some premium lagers, cask ale and craft beer
- Ciders, premium spirits, and an extensive wine list
- Up-market pub classics food menu
- A barista-style coffee offer

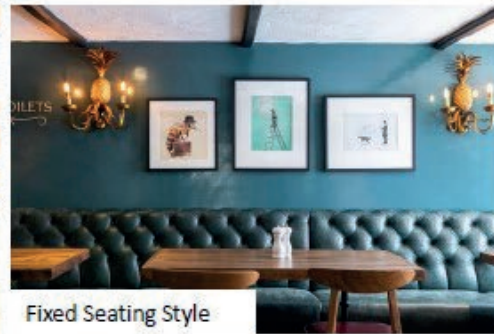
# INTERNAL MOODBOARD



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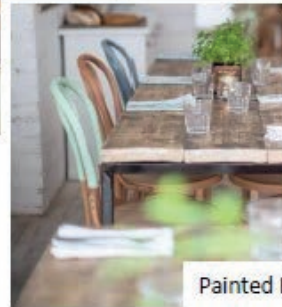
Dresser Detail



Fixed Seating Style



Artwork Display



Painted Furniture



Fabrics



Fabrics



Bright Leathers



Loose Rug

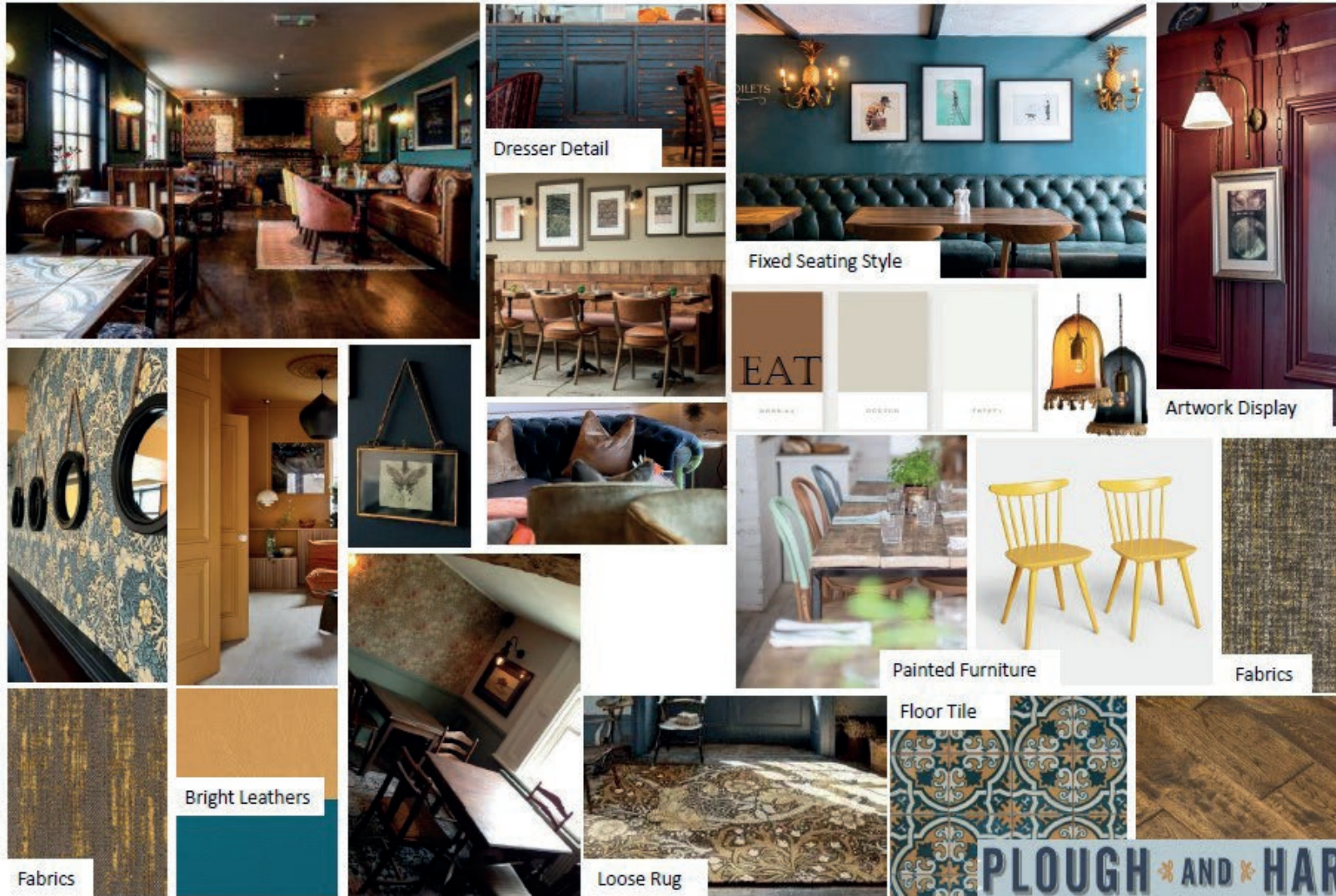


Floor Tile



PLOUGH AND HARROW

# EXTERNAL MOODBOARD 1



# EXTERNAL MOODBOARD 2



QUALITY  
HOME-COOKED  
FOOD

REAL ALES

FAMILY  
FRIENDLY PUB



CAR PARK

We Accept no Liability  
for any Loss  
or Damage to Vehicles  
and their Contents

MAIN ENTRANCE

ACCOMMODATION  
ENTRANCE



Signage & Surrounds  
Dulux Heritage Oxford Blue

Render  
Dulux Heritage Country Sky

# RENDERED FLOOR PLAN





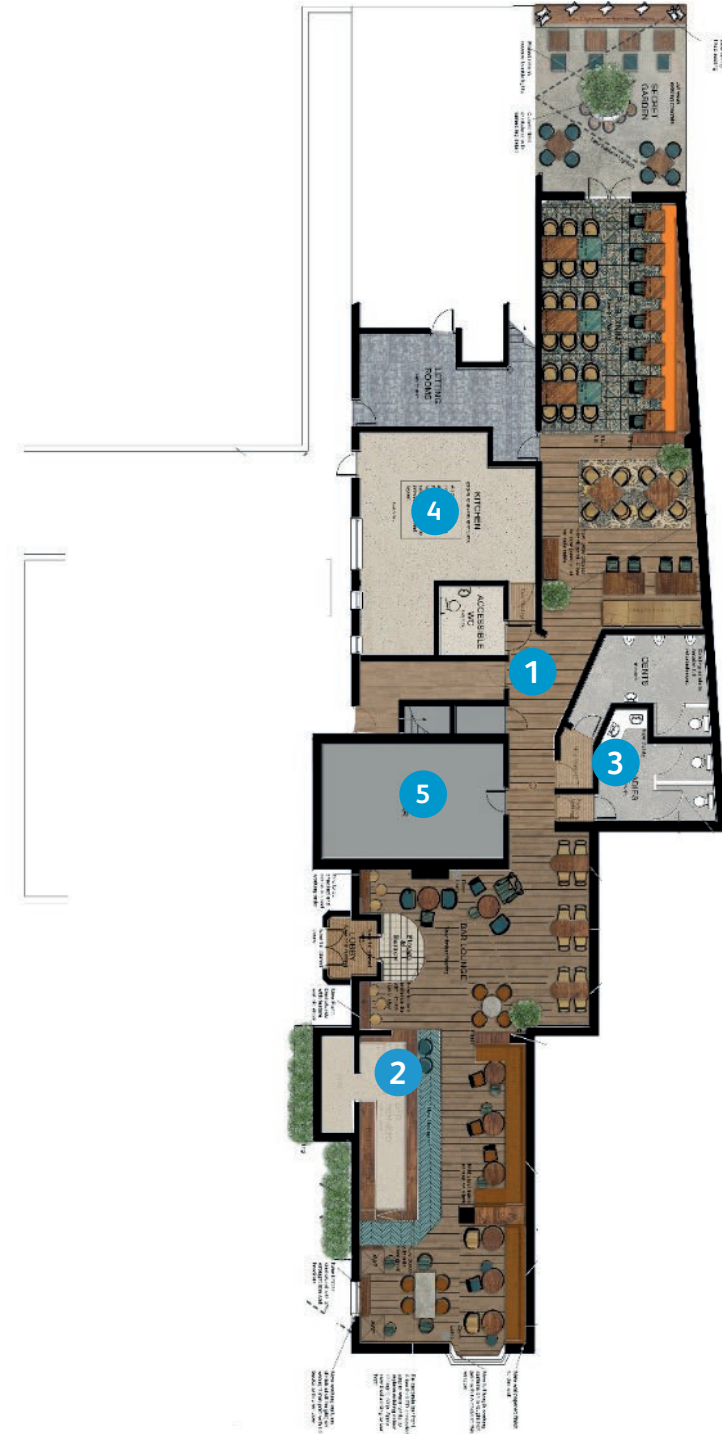
# FLOOR PLANS & FINISHES

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## INTERNAL TRADING AREAS

The ground floor area will be fully refurbished and redecorated. Works will include:

- Supply and fit new external quality hardwood doors
- Overhaul existing retained doors
- Ironmongery to existing and new doors - Provisional
- MDF Dado panelling once fixed seating is removed
- Skirting boards
- Feature screen with mild screen detail tbc
- Mild steel frame divide with curtain screen detail tbc
- Bespoke Fixed drink shelves with tile upstand fixed with wrought iron brackets
- Bespoke Fixed drink stand/tables with tile upstand fixed with wrought iron brackets and leg support
- Offload furniture etc
- New Fire Surround
- New Fireplace Hearth



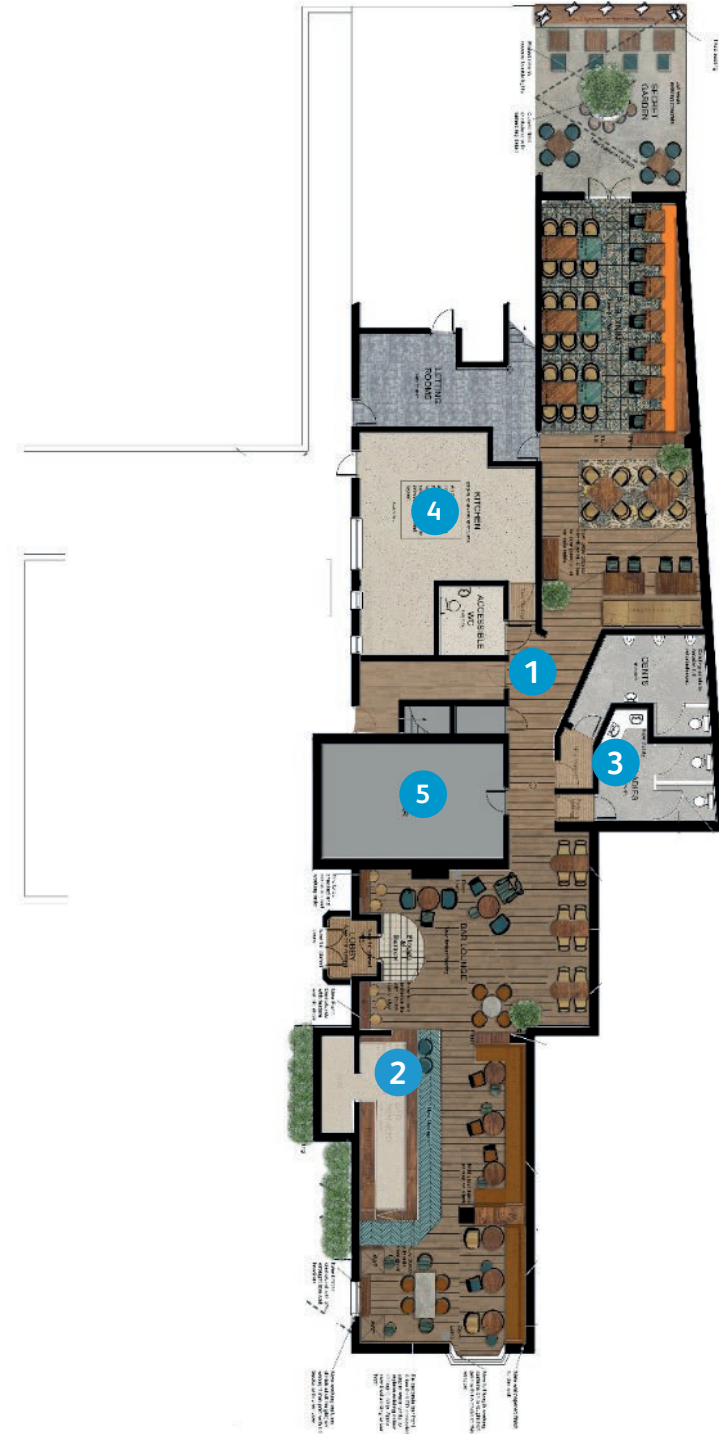
# FLOOR PLANS & FINISHES

2

## BAR SERVERY

The bar servery area will be fully refurbished and redecorated. Works will include:

- New backfitting - upper Spec TBC
- Sundry extras
- Add wide tier display
- Framed mirror 1m2
- Allow for cutting to suit skips, sinks basins engines and the like
- Allow for steel framing
- Alterations to undercounter shelving
- Sub floor preparation as may be required following removal of existing floor coverings -latex
- Supply and lay new feature tiles to pub dining area
- Supply and lay new feature tiles to bar walk area
- Sub floor prep, ply - 18mm thick, where required - Provisional
- Supply and lay pre finished engineered oak timber flooring
- E.O for perimeter strip
- Entrance mats/walk off mats

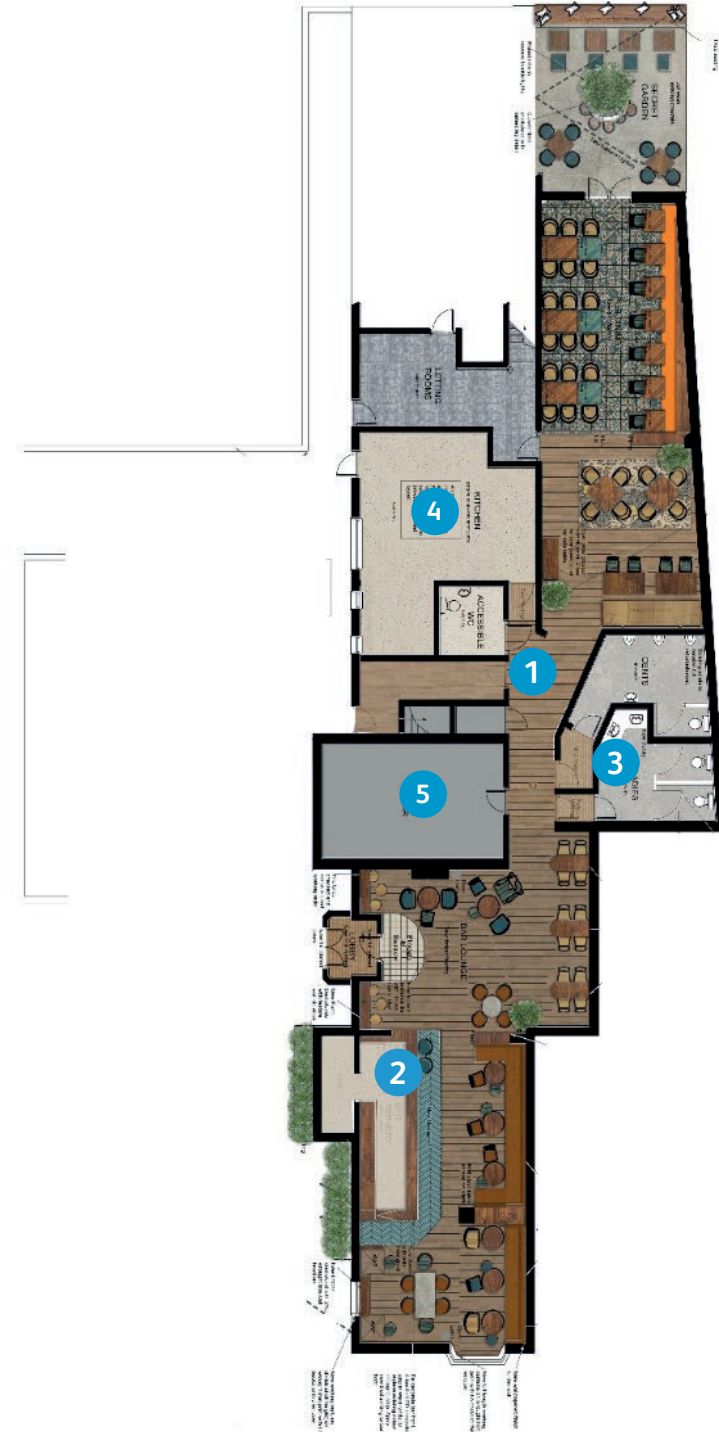


# FLOOR PLANS & FINISHES

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## TOILETS

- Stripping Out/Preparation Works
- Remove Low level WC Suite and clear away
- Remove urinals and clear away
- Remove wash hand basin and clear away
- Remove vanity unit
- Remove WC Cubicle
- Remove wall mounted cistern and sparge pipes and clear away
- Remove existing wall coverings and prepare for new finish and clear away
- Remove Vinyl floor coverings inc skirtings and clear away
- Overhaul existing retained doors
- Ironmongery supply
- Skim coat plaster finish
- Wall tiling (dado height) as designer spec
- Dado Mosaic Tile as designer spec
- Supply and lay new vinyl flooring to designers spec
- Coved skirtings, 4 mm Altro
- Sub floor preparation as may be required following removal of existing floor coverings -latex
- Sub floor prep, ply - 12mm thick, where required - Provisional
- New traps & wastes
- New wash hand basin as designers spec
- Vanity Unit; single type
- Vanity Unit; double type
- WC Suite's
- Urinal bowls as designers spec
- Cistern, serving max 3 No. urinals
- Install only soap dispense/toilet roll holders
- Doc M Pack for Disabled WC (prov)
- Dado height panel with sloping hardwood lid IPS unit
- Urinal IPS unit
- Toilet cubicle inc cubicle doors and ironmongery
- Decorate ceiling, doors, above dado



# FLOOR PLANS & FINISHES

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## TRADE KITCHEN & OFFICE

The trade kitchen will be fully refurbished and redecorated. Works will include:

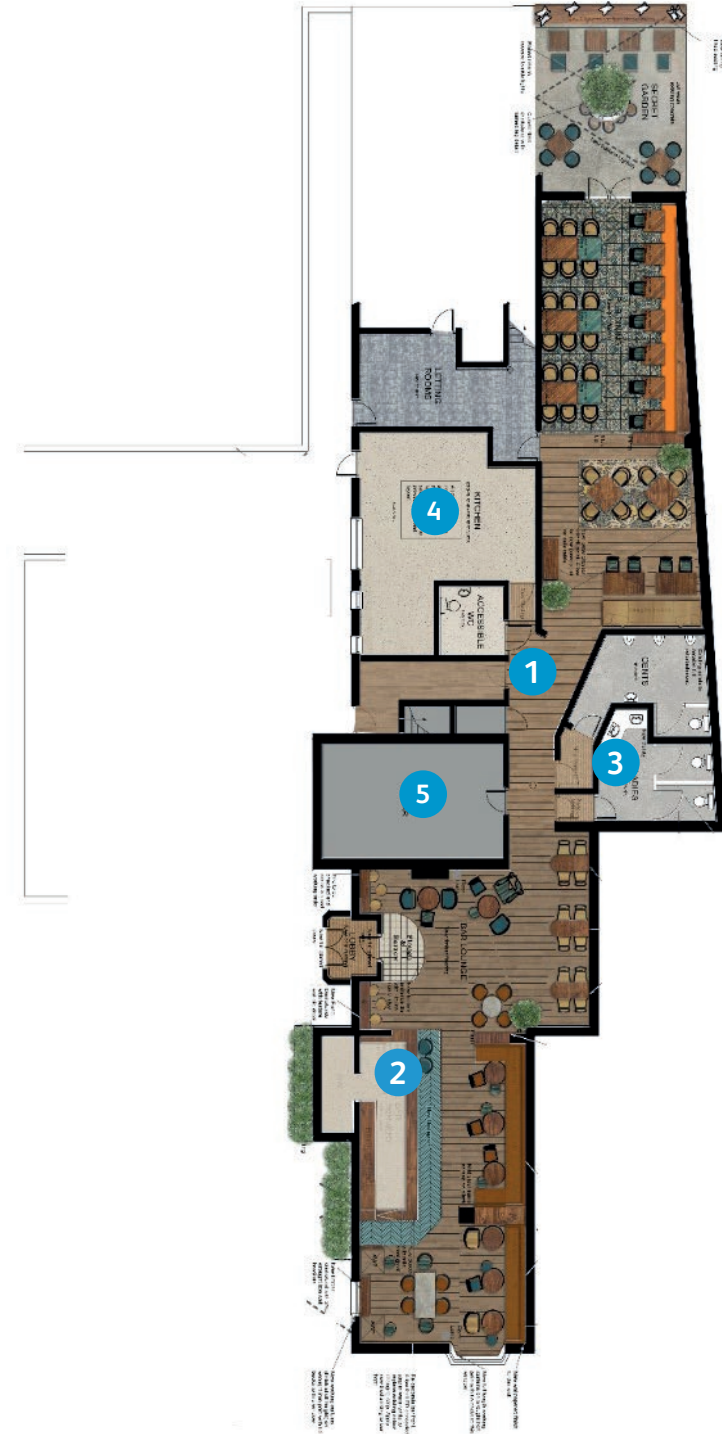
- General stripping out Works
- Remove Vinyl floor coverings inc skirtings and clear away
- Remove existing wall coverings and prepare for new finish and clear away (Prov)
- Ironmongery supply to existing door
- Prepare floor and lay heavy duty levelling screed Altro
- Coved skirtings, 4 mm Altro
- Sundry items
- White rock to all areas - Provisional (wash up area)
- Decorate ceiling, woodwork

5

## CELLAR

The cellar will be improved and refurbished. Works will include:

- Allow for remove and dispose of any unwanted fixtures & fittings and general clear out
- Prepare floor and lay heavy duty levelling screed completed with liquid DPM
- Decorate walls, ceiling, woodwork - (Anti Fungal Paint)
- Builders Work in Connection with Python Installations/Cellar Cooler
- BWIC with Python Installations



# EXTERNAL REFURBISHMENT



## SIGNAGE AND EXTERNAL AREA

Works will include:

- Construct new external porch
- Repair works to existing pergola - Provisional
- Decorate previously decorated Render
- Prepare and re-decorate WINDOWS - small panes
- Prepare and re-decorate doors - existing
- Prepare and re-decorate doors - new
- Prepare and re-decorate Fascias & Soffits & Gutters
- Prepare and re-decorate rainwater pipes
- Prepare and stain fencing (picket)
- Prepare and decorate steel pergola/shelter
- Prepare and decorate childrens play area
- Construct new dwarf garden wall inc all foundation and cartaway works
- New planter boxes small
- New planter boxes large
- Construct new external fixed seating (front)
- Construct new external fixed seating (secret garden)
- Construct new bespoke curved seating bench around tree
- General landscape works to play area tidy up lawn
- Jet wash existing paved area
- Allow to repaint say 30% of existing paving
- Construct new external porch - no detail
- Repair works to existing pergola - Provisional
- Tidy up, re level and restone carpark
- Sweep existing car park (road sweeper)
- Allow for kerbing detail
- Steel posts for Festoon Lights
- Supply and install new close boarded fencing 1800mm
- Supply and install new double gates inc padlock and ironmongery



## FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Call us today.

 08085 94 95 96

Or visit

 [www.starpubs.co.uk](http://www.starpubs.co.uk)